BROADWAY FEDERAL BANK FSB

CPP Disbursement Date 11/14/2008 30306 1 1 1 1 1 1 1 1 1	BROADWAY FE	DERAL DANK F3D				
Selected balance and off-balance sheet items						Number of Insured Depository Institutions
Selection balance and on salance sheet (terms		11/17/	72000	303		-
Season	Selected balance and off-balance sheet items	I				
Construction & Servingwasterial \$50	Assets		\$522		\$484	-7.2%
Season S	Loans		\$470		\$428	-8.8%
Sear Equity	Construction & development		\$5		\$5	-2.4%
Solid Soli	Closed-end 1-4 family residential		\$90		\$82	-8.6%
Section	Home equity		\$1		\$1	-3.7%
Commercial Annabation	Credit card		\$0		\$0	
Supplementable Sup	Other consumer		\$4		\$2	-49.5%
Usuad commitments	Commercial & Industrial		\$22		\$11	-48.4%
Securities control and interpretation (ask and inter	Commercial real estate		\$197		\$182	-7.7%
Securitization constanding principal 50 50 50 50 50 50 50 5	Unused commitments		¢1 <i>c</i>		¢10	-39.0%
Montage-basked securities (OSE and private issue)						
Seed that descentifies						-26.4%
Solidate						
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So						
Cosed-and martagge originated for sole (quarter)						
Conserved MELOC originated for sole (quarter) 50 50 50 50 50 50 50 5						
Cosed-end mortgage originations sold (quarter) S0 S0						
Commerce So So So So So So So S						
Liabilities						
Deposits S390 S350 -10 Total other borrowings S92 S87 -1 Thill advances S0 S0	Open-end HELOC originations sold (quarter)		\$0		\$0	
Total other borrowings	Liabilities		\$484		\$441	-8.8%
Equity	Deposits		\$390		\$350	
Equity capital at quarter end \$39 \$43 12 Stock sales and transactions with parent holding company (cumulative through calendar year) \$0 \$0 Performance Ratios Ter 1 leverage ratio 7.3% 8.8% 8.8% Ter 1 risk based capital ratio 9.7% 11.8% Total risk based capital ratio 11.0% 13.0% Return on equity 4.46.1% 3.6% Return on equity 4.41% 4.2% Coverage ratio (RLLL+Alloc transfer risk)/Noncurrent loans)) Loss provision to net charge-offs (qtr) 251.9% 11.7% Net charge-offs to average loans and leases 1.4% Total risk based capital ratio 9.3% Net interest margin 4.1% 4.2% Coverage ratio (RLLL+Alloc transfer risk)/Noncurrent loans)) Loss provision to net charge-offs (qtr) 251.9% 117.7% Net charge-offs to average loans and leases 3.8% 1.4% **Coverage ratio (RLLL+Alloc transfer risk)/Noncurrent loans)) Construction & development 0.0% 6.2% 0.0% 0.0% Construction & development 0.0% 6.2% 0.0% 0.0% Construction & development 0.0% 0.0% 0.0% 0.0% Conserved 4.4 family residential 4.5% 7.2% 0.8% 0.1% Home equity 0.0% 0.0% 0.0% 0.0% Conserved & development 0.0% 0.0% 0.0% Conserved & development 0.0% 0.0% 0.0% Conser	Total other borrowings		\$92		\$87	
Equity capital at quarter end \$39 \$43 12 Stock sales and transactions with parent holding company (cumulative through calendar year) \$0 \$0 \$0 Performance Ratios Tier 1 leverage ratio 7.3% 8.8% 8.8% 11.8% 12.0% 11.8% 12.0% 11.8% 12.0	FHLB advances		\$0		\$0	
Equity capital at quarter end \$39 \$43 12	Fauity					
Stock sales and transactions with parent holding company (cumulative through calendar year) So So So			\$39		\$43	12.5%
Performance Ratios 7.3% 8.8% 11.8% 11.8% 11.8% 10.2% 11.8% 1						
Tier 1 leverage ratio 7.3% 8.8% Tier 1 risk based capital ratio 9.7% 11.8% Total risk based capital ratio 11.0% 13.0% Return on equity¹ -46.1% 3.6% Return on assets¹ -3.4% 0.3% Net interest margin¹ 4.1% 4.2% Coverage ratio {(ALLL+Alloc transfer risk)/Noncurrent loans}} 35.5% 39.7% Loss provision to net charge-offs (qtr) 251.9% 117.7% Net charge-offs to average loans and leases¹ 3.8% 1.4% ¹ Quarterly, annualized. Noncurrent Loans Gross Charge-Offs Asset Quality (% of Total Loan Type) 2009 2010 2009 2010 Construction & development 0.0% 6.2% 0.0% 0.0% Closed-end 1-4 family residential 4.5% 7.2% 0.8% 0.1% Home equity 0.0% 0.0% 0.0% 0.0% Other consumer 47.0% 93.1% 8.2% 40.4% Commercial & Industrial 25.2% 25.1% 6.3% -0.5%						
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Net charge-offs to average loans and leases¹ 3.8% 1,4% **Quarterly, annualized.** Noncurrent Loans Gross Charge-Offs Asset Quality (% of Total Loan Type) 2009 2010 2009 2010 **Construction & development 0.0% 6.2% 0.0% 0.0% **Closed-end 1-4 family residential 4.5% 7.2% 0.8% 0.1% **Home equity 0.0% 0.0% 0.0% 0.0% **Credit card 0.0% 0.0% 0.0% 0.0% **Other consumer 47.0% 93.1% 8.2% 40.4% **Commercial & Industrial 25.2% 25.1% 6.3% -0.5%						
Noncurrent Loans Gross Charge-Offs						
Noncurrent Loans Gross Charge-Offs			3.6%		1.4%	
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Other consumer 47.0% 93.1% 8.2% 40.4% Commercial & Industrial 25.2% 25.1% 6.3% -0.5%						
Commercial & Industrial 25.2% 25.1% 6.3% -0.5%						-
Commercial real estate 8.5% 14.5% 1.0% 0.2%						
Total loans 6.3% 9.2% 0.9% 0.4%						